



THIS SP.

2012-009425

Klamath County, Oregon



00123313201200094250030032

08/27/2012 03:26:48 PM

Fee: \$47.00

After recording return to:

Richard A. Wolf

454 NW Flagline Drive

Bend, OR 97701

Until a change is requested all tax statements
shall be sent to the following address:

Richard A. Wolf

454 NW Flagline Drive

Bend, OR 97701

Escrow No. MT94219-MS

Title No. 0094219

SWD r.020212

STATUTORY WARRANTY DEED

George Michael Dunlap and Delra June Dunlap, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Richard A. Wolf and Michele D. Decker, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 141 of Tract 1323, THIRD ADDITION TO HARBOR ISLES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$305,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

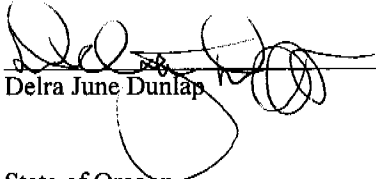
2012-2013 Real Property Taxes a lien not yet due and payable.

47AWC

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE


Dated this 23 day of August, 2012



Delra June Dunlap

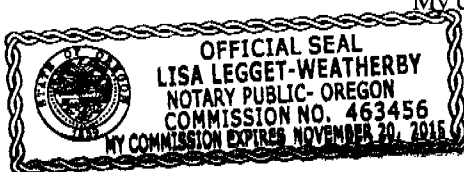
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 23, 2012 by Delra June Dunlap.



(Notary Public for Oregon)

My commission expires 11/20/2015

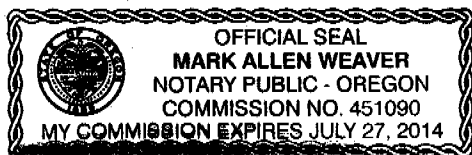



George Michael Dunlap

State of Oregon
County of Washington

This instrument was acknowledged before me on Aug 23, 2012 by George Michael Dunlap


(Notary Public for Oregon)



My commission expires July 27, 2014